

STAFF REPORT: 9/8/2021 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #21-7467

ADDRESS: 119 STATE STREET

HISTORIC DISTRICT: CAPITOL PARK

APPLICANT: MIKE KEAN/LEVANWAY SIGN

OWNER: ADAM J KAUFMAN/AFC DETROIT-LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION:

DATE OF STAFF SITE VISIT: 9/2/2021

SCOPE: INSTALL ADHESIVE SIGNAGE AT STOREFRONT WINDOWS

EXISTING CONDITIONS

Per the Detroit Historic Designation Advisory Board:

119 State Street was originally built for the Brown Brothers Tobacco Company in 1887 by architect Gordon W. Lloyd. When the building was built in 1887 the address was 33 State Street prior to the renumbering of building in Detroit in 1921. By 1911 Brown Brothers Tobacco had moved out of the building and in the subsequent years the building would have different tenants and ownership. The majority of the renovation would happen with the storefront layout at the street level. We know that by 1923 the Colonial Clothes Shop would occupy the second floor and three different merchants would be occupying the street level. A fire on the first and second floor would require one of the last major renovation of two floors.

The building is a six story, vintage redish orange brick exterior with limestone and terracotta accent bands. The north side fenestration starts with the top sixth floor of smaller half arched double hung wood framed windows with the top section having a vertical centered muntin. The fifth floor has a large five section half arched wood framed windows with the three center section of double hung window and the two side sections with simulated divided lites. The fourth floor is made up of square double hung wood framed windows with no muntin. The third and second floors have aluminum framed square windows with no muntin pattern in the glass. The street level has been made up of a storefront looking staging window layout. The west side fenestration follows the language established on the north side. The sixth floor has half arched double hung wood framed windows with the top section having a vertical centered muntin. The fifth floor has the same half arched double hung wood framed windows with both the top and bottom section having a vertical centered muntin. The fourth floor has arched top double hung wood framed windows with both the top and bottom section having a vertical centered muntins. The third and second floor have been replaced with an aluminum framed square windows, in a brick arched opening, with no muntin pattern in the glass. The masonry detailing on the north elevation has window openings have segmental brick arches. The brick columns are topped with ornamental stone capitals at the arched openings. At the top of the fourth floor the main projected brick columns are adorned with ornamental stone capitals that establish the fifth floor window sills. The top of the fifth floor has a horizontal band of brick projections made up of rowlock dentals and header courses. This brick projection is then topped with a stone band for the sixth floor window sills. The parapet is composed of brick projected rowlock dentals and recessed square sections. The masonry detailing on the west elevation carries the same horizontal brick projections at the top of the sixth and fifth floors. Horizontal bands of stone and terracotta establish the top and bottom of the window openings. The top of the window arches are made up of segmental brick arches with stone sections flanking the ends of the arches.

The stone cladding and aluminum storefronts found at the building's first story was added in 2015.



119 State Street, current appearance

PROPOSAL

Per the current submission, the applicant is seeking the Commission's approval to adhere new opaque vinyl signage to storefront windows at the building's first story, at the north (front) and west (side) elevations. The signage will measure 560 square feet in total. The applicant has stated the signage will be installed at the proposed location "for about a year."

STAFF OBSERVATIONS AND RESEARCH

- Currently, the building has clear glass storefront windows and doors

- The applicant has stated that the building lacks signage so they are seeking to install the adhesive vinyl panels in order to advertise the tenant's presence
- The vinyl panels will be adhered to the storefront's exterior glass surface



Location of proposed signage/areas of storefront proposed for installation of signage

ISSUES

- Within a commercial setting, one of the primary functions of a storefront is to engage pedestrians by enabling views of the activities and/or goods within the building's interior space. The installation of the proposed signage would interfere with views within and outside of the building. Also, in staff's opinion, the proposed vinyl panel signage changes the expression of the building's storefronts from glass/voids to opaque/solid areas and breaks the regular rhythm of solids to voids at the storefronts. The district's Elements of Design also note that storefronts and windows within the district typically display glass. Finally, staff is unclear of the performance of this type of signage as it will be directly exposed to weather due to its location at the building's exterior glass surface. For these reasons it is staff's opinion that the proposed signage is inappropriate to both the building's and district's historic character.

RECOMMENDATION

Section 21-2-73. Certificate of Appropriateness (COA)

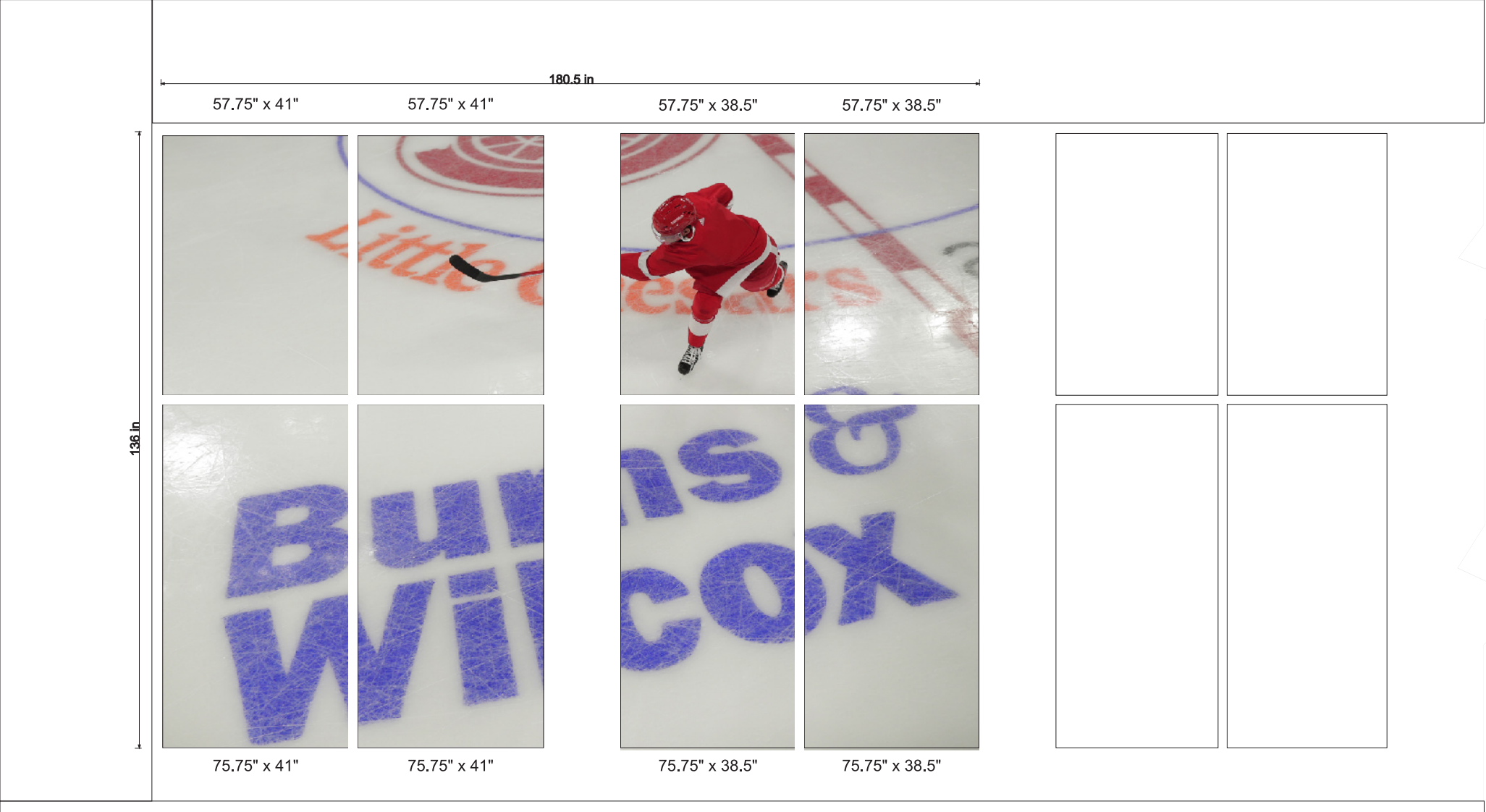
Staff recommends that the Commission deny the issuance of a Certificate of Appropriateness for the project because it does not conform to the district's Elements of Design, nor does it meet the Secretary of the Interior Standards for Rehabilitation. In particular, Standard # 2 *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*





Burns and Wilcox - 119 State Street

Vinyl specs

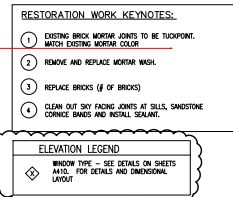


78.75sqft

74sqft

Burns and Wilcox - 119 State Street
Building has no existing signage





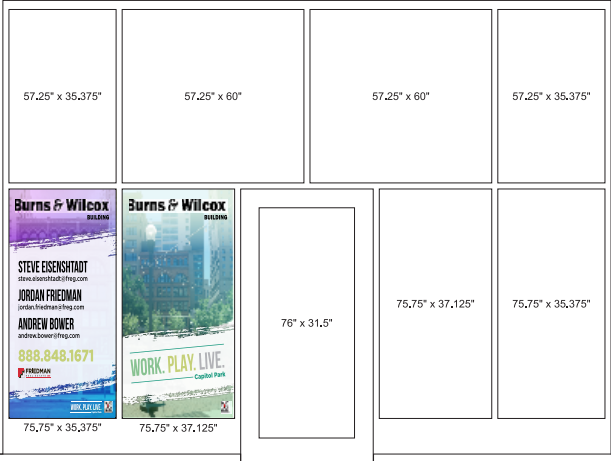
Burns and Wilcox - 119 State Street

Render of window vinyl



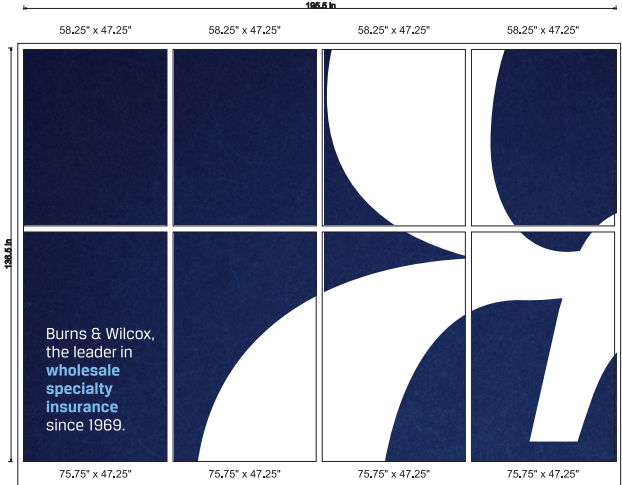
Total sqft of window coverage = 560sqft

Burns and Wilcox - 119 State Street
Vinyl specs

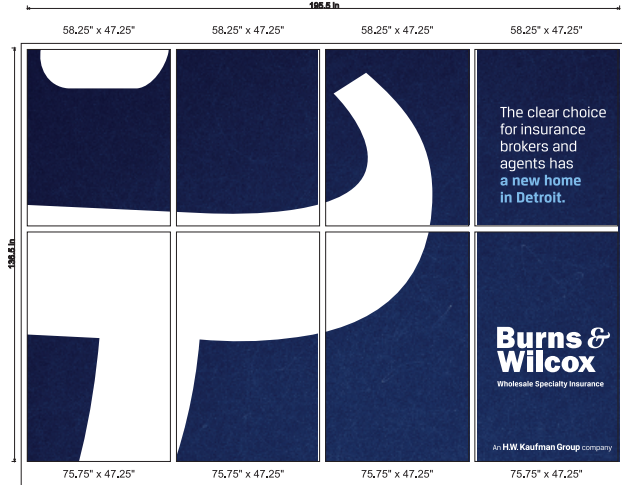


18.6sqft

18.6sqft



185sqft



185sqft

Remove liner and apply vinyl
using paddle tool



Material of Window Vinyl



ClassicVue®

- Perforation pattern:
- Perforation size:
- Film:
- Standard roll sizes:
- Application:
- Approx. 50/50 (50% open)
- 0.06 in. (1.5 mm)
- 8-mil calendered PVC on a 3-in. core
- 54 in. x 25 ft.
- 18, 36 & 54 in. x 100 & 1000 ft.
- Vehicle window wraps, medium-format retail and commercial window signage

Product code: CFEABW



CLEAR FOCUS Imaging, Inc.



CLEAR FOCUS ClassicVue® FILM		Flexible Vinyl
Exterior Mount Product Specifications		Product Code: CFEABW
8-mil white/black composite PVC with clear removable acrylic pressure-sensitive adhesive and a release liner consisting of clear PET film laminated to perforated paper to absorb ink.		
Applications	Windows, glass doors and other transparent surfaces.	
Composition	White/black PVC laminate with clear pressure-sensitive adhesive coating and a release liner consisting of clear PET film laminated to perforated paper to absorb ink.	
Open Area	50% (approx.)	
Vinyl Thickness (incl. adhesive)	8 mils (.008 in./203 microns), approx.	
Release Liner Thickness	7 mils (.007 in./178 microns), approx.	
Adhesive Thickness	1 mil (.001 in./25 microns), approx.	
Perforation Diameter	.060 in. (1.5 mm)	
Standard Widths/Lengths	18, 36 & 54 in. x 100 & 1000 ft. (45.72, 91.44 & 137 cm x 30.48 m & 304.8 m) and 54 in. x 25 ft. (137 cm x 7.62 m) Custom sizes available by special order.	
Dimensional Stability	Good	
Minimum Application Temperature	40° F (4° C)	
Service Temperature Range	0° F to 140° F (-17° C to 60° C)	
Expected Lifetime Exterior	2 to 3 years. 6 months for clean removal. Adhesion may increase with time.	
Water Resistance	Fair. Immersion in water not recommended. If exposed to rain, an optically clear, compatible overlaminant can be used to prevent holes from filling with water.	
Humidity Resistance	Fair	
Solvent Resistance	Good	
Storage Stability	1-year shelf life when stored at 70° F (21° C) and 50% relative humidity	
Colors Available	White on print side and black on adhesive side.	
Printing	Use standard vinyl inks. Print image on vinyl side, not on release liner. Compatible with screen printing; inkjet printing using solvent, eco-solvent, mild solvent, latex (with solid paper liner) and UV-cure inks; thermal transfer; electrostatic transfer; and airbrushing.	
Application	Apply to clean, dry glass surface. Use mild soap and water, rinse and dry glass well. Do NOT use ammonia, Windex® or other solvent-based glass cleaner prior to application.	
Removal	Remove by peeling from surface. Remove any adhesive residue on older installations, if necessary.	
Other ClassicVue Products		
ClassicVue with a White PET Liner Code: CFEABWWL		Features a patented white PET liner consisting of white PET film laminated to perforated paper to absorb ink and to facilitate sensing of media by printer. Compatible with all printing methods listed above, except latex inks. Custom order.
ClassicVue with a Solid Paper Liner Code: CFEABWSL		Features an unperforated solid paper liner. Recommended for latex inks. Not compatible with UV-cure printers. Custom order.

It is the responsibility of purchasers to independently verify, prior to use, the suitability of the products for their specific applications and print methods. CLEAR FOCUS cannot be held liable for any misuse, damage or losses as specified in its product warranty.

CLEAR FOCUS Imaging, Inc. 60 Maxwell Court, Santa Rosa, CA 95401 USA
Tel. (707) 544-7990 • Fax: (707) 544-1886 • E-mail: headoffice@clearfocus.com • Web: www.clearfocus.com
USA toll-free (800) 307-7990

August 9, 2021

Building Safety Engineering and Environmental Department
City of Detroit
Coleman A Young Municipal Center
2 Woodward Ave Ste 434
Detroit, MI 48226

Re: SGN2021-00339 - Signage Installation 119 State Street, Detroit, MI 48226

To Whom it may concern:

We represent AFC-Detroit, LLC, who own 119 State Street, Detroit MI 48226. We have engaged Lavanway Sign Company, Inc to apply for a sign permit (SGN2021-00339) on their behalf and once the permit is approved and issued to install the signage at the building.

Please feel free to contact me at 248-330-9070 with any questions.

Sincerely,

P. Michael Gerhardt

P. Michael Gerhardt
Director of Real Estate Assets

AFC-Detroit, LLC

Alan J. Kaufman
Alan J. Kaufman, Member

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: 8-13-21

PROPERTY INFORMATION

ADDRESS(ES): 119 State AKA:

PARCEL ID: 02000268 HISTORIC DISTRICT: Capitol Park

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Cutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION:

APPLICANT IDENTIFICATION

☐ Property Owner/
Homeowner ☒ Contractor ☐ Tenant or
Business Occupant ☐ Architect/Engineer/
Consultant

NAME: Mike Kean COMPANY NAME: LaVanway Sign Company

ADDRESS: 22124 Telegraph CITY: Southfield STATE: MI ZIP: 48033

PHONE: 2483561600 MOBILE: 2484708932 EMAIL: mike@lavanwaysigns.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- ☒ **Completed Building Permit Application** (highlighted portions only)
- ☒ **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- ☒ **Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- ☒ **Description of existing conditions** (including materials and design)
- ☒ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☒ **Detailed scope of work** (formatted as bulleted list)
- ☒ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.
See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 8-13-21

PROPERTY INFORMATION

Address: 119 State Floor: Suite#: Stories:
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Proposed Use:
Are there any existing buildings or structures on this parcel? ☐ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☒ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: _____
☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work: (Describe in detail proposed work and use of property, attach work list)

Print and apply window vinyl signage for Burns & Wilcox. The window vinyl will be 50/50 perf.

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☐ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building
☐ Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☐ No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

☐ Residential-Number of Units: _____ ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____
☐ Commercial-Gross Floor Area: _____ ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☐ Property Owner/Homeowner is Permit ApplicantName: Alan J. KaufmanCompany Name: AFC-Detroit, LLCAddress: 21557 Telegraph RdCity: SouthfieldState: MIZip: 48033Phone: 248 330 9070

Mobile: _____

Driver's License #: _____

Email: VJHarris@hwkaufman.com**Contractor**☒ Contractor is Permit ApplicantRepresentative Name: Mike KeanCompany Name: LaVanway Sign CompanyAddress: 22124 Telegraph RdCity: SouthfieldState: MIZip: 48033Phone: 248-356-1600

Mobile: _____

Email: mike@lavanways.comCity of Detroit License #: LIC2004-00478**TENANT OR BUSINESS OCCUPANT**☐ Tenant is Permit ApplicantName: Burns & WilcoxPhone: (248) 932-9000Email: britt.gardner@doremus.com**ARCHITECT/ENGINEER/CONSULTANT**☐ Architect/Engineer/Consultant is Permit ApplicantName: LaVanway sign CompanyState Registration#: 5306243Expiration Date: 12/31/2021Address: 22124 Telegraph RdCity: SouthfieldState: MIZip: 48033Phone: 2483561600

Mobile: _____

Email: brett@lavanwaysigns.com**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____

(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____

(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Brad WardenSignature: [Signature] Date: 8-13-21

(Permit Applicant)

Driver's License #: W635 098 792 790Expiration: 10/14/2021Subscribed and sworn to before me this 13 day of Aug 21 A.D. Oakland County, MichiganSignature: [Signature] My Commission Expires: April 24, 2025

(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseel/elaps for more information.